

# **NORTH REDMOND "THE SQUARE" OPEN HOUSE**

## **March 1, 2006**

### **LARGE GROUP MAJOR CONCERNS:**

- No more retail
- Green space/trees
- Noise
- Pollution (bus)
- Traffic
- Crime
- No viability of retail
- Process – listening; neighborhood opposition
- No retail space
- Direct process between council and residents
- No retail
- Combined plan does not work – combined size does not fit
- Will not decrease trips
- Encourages a vote by residents
- Prd's do not work
- Small business would not survive
- Safety, crime, privacy
- The Tower – no
- The plan creates a destination
- Pressure to allow more hours, more retail
- Leave as is, R-4
- Not retail
- Traffic along 116<sup>th</sup>
- Destination effect
- Need for park space

### **GREEN GROUP:**

- Don't want Square - \* acre minimum?
- Depreciates home values
- Not needed, don't need strip mall – traffic increased, enough shopping already
- Should have been done before the development
- Area is semi-rural, not urban
- Viable commercial uses would be unacceptable
- Traffic problems
- Use as neighborhood park
- Pedestrian safety
- Need non-retail gathering places
- Will draw people from outside neighborhood

- Rules applied to subsequent businesses?
- Sets precedent for further retail growth
- Don't trust City to follow through on L.U. regs
- Avondale/116<sup>th</sup> allows real estate office and this non-neighborhood commercial could happen here
- Enforceability in future of regs
- Public vote
- Village Square should be part of an integrated plan
- Want walkable community – alternative to driving
- Don't want shops; like non-city neighborhood – not compatible with semi-rural neighborhood
- Need to deal with 116<sup>th</sup>; not being built in logical manner
- Road not able to handle today's traffic (116<sup>th</sup>)
- Safety for pedestrians drawn to retail is a problem, need sidewalks and bike lanes everywhere
- Process continues despite overwhelming opposition – no resolution of issues
- Keep retail out of neighborhoods

#### **YELLOW GROUP:**

- Traffic and destination
- Walkable, bikeable
- No strip design
- Density of housing – limit square foot/unit
- Senior housing
- Limit business types; do not aim toward teen community – noise
- Less trips/small units
- Public safety
- Affordable housing already on Avondale
- Retail already on Avondale
- Additional trips generated
- Traffic controls at intersection
- Traffic controls along 116<sup>th</sup>
- Parking – limited
- Interpretation of regulations
- Possible undesirable business – pawn shop and franchises
- Following all regulations, landscaping, etc.
- Providing for what families need – how would another shopping facility provide something new?
- Why would they walk there?
- Why do we need shopping to gather?
- Create an opportunity for horses
- Create a sense of character back in the neighborhood
- Could be a family-oriented business

- No rental
- Architectural assurance
- Business type – community related; coffee, book shop
- Senior
- Provide only housing – no retail, R-4 leave as is
- Park (private) – a need for play areas, even in a natural, picnic style, semi-improved; neighborhood park
- Coffee cart/kiosk for a small service
- Traffic and destination
- Traffic controls along 116<sup>th</sup>
- No retail – do not need more shopping to gather
- Leave as is at R-4
- Park – semi-improved, neighborhood park, picnic style, natural and play areas

### **ORANGE GROUP:**

- Noise – transportation/transit, quiet, serenity, would be disturbed
- Crime
- Success will be determined by actual businesses
- Don't need more coffee
- People who live there will gather, not others in neighborhood
- Already walk to services
- One acre – can't fit it all, will end up with too small open space
- Alcohol restriction won't work
- Rental – turnover
- Parking won't fit
- Like idea of public park, neighborhood is lacking athletic facilities
- Cottages are attractive, but Redmond example has large site
- Don't see need for retail, think that it is uncharacteristic for residential area; thinks that property interest is driving force
- Natural area, don't need more retail, PCC, etc, is one mile down hill
- Regulations don't go far enough – traffic will get worse
- Like gathering area in form of a park, pea patch/gazebo – not retail
- Senior housing makes sense in downtown
- Concern about impact on property values – pollution, noise, crime, more than enough retail
- No coffee needed
- Elderly on top of hill?
- High density housing attracts younger people – noise, drinking
- Traffic
- Bought home in area for peace – this type of development would disrupt, crime
- Concerned about vacancy rate – existing areas near Town Center are now vacant
- Viability of small businesses being able to “hang on” financially when mostly dependent on walk-in trade

- Bedroom community historically; don't see it changing from that
- Added traffic – improvements not coming on-line fast enough
- Green space, art, gathering is good, feeds the soul. The City is known for these good things
- Drawing retail away from downtown. Town Center has got vacancies
- People choose to live here because it is the way it is. If want neighborhood retail, people go elsewhere
- "First in" for development can be divisive to neighborhood
- Don't mind the concept, but don't have the need here
- Use existing places, Avondale and housing zoning

### **ORANGE GROUP SUMMARY:**

- No need for more retail
- Compromises integrity of neighborhood
- Noise
- Traffic
- Crime
- Viability of retail

### **BLUE GROUP:**

- Limits too general
- Totally opposed – concerned will create more traffic than R-4
- Question – trail proposal throughout neighborhood
- Mentioned Roanoke – MI – is an issue – traffic, commotion
- Retail space – size will draw people – by vehicle. Tooting, too numerous. One coffee store might be okay – no parking. Kiosk – Victor size
- Wondering if accomplishing goal with so many stores at one location. Gathering space sounds like will draw from coffee store could be okay. Size too big. Too much stuff. Neighborhood draw possibility
- Seems vague. Concerned about crime. Community within neighborhood
- Concerns – privacy, crime, traffic, totally oppose
- Concerns – will worsen traffic. Frustrated with process
- Second above speaker. Believes not being listened to. Parking – too much, underground, no tower, wants a vote
- Trails – public land or private land. Totally opposed to Square
- Doesn't think business will succeed
- If doesn't succeed, will expand site, parking
- Totally opposed. Concerned about privacy, security. Sounds very vague – suspicious
- In favor of plan generally – likes idea of having interesting place in neighborhood. Not sure about retail part, but might be okay in day

- Square – wooded with fountain would be nice. Provide place to sit. Non-common parts
- Opposed to idea. Don't like shops or affordable housing. Okay with park if restricted to nearby residents with badge. Security, safety, traffic a concern
- Completely opposed. Unrealistic to have limited hours, parking. Concerned about parking, traffic, security
- Thinks people would be okay with a park
- If park only, thinks more people would go. Doesn't think business would not manage
- Restricted hours – 7 am – 5 pm
- Doesn't think will be feasible
- Remax at corner doesn't benefit neighborhood
- Believe some concerns in other neighborhoods
- Doesn't think housing in area is enough to support business. Will draw traffic whether successful or not
- Privacy concerns: trails near homes. His neighborhood is safe now
- Tower concern – privacy
- Two-story structures could contribute to looking in people's yards
- When bought home there was no retail
- Worried about spillover parking
- Concerned business will draw people – would draw wrong people
- Would have to advertise to draw businesses
- If approved, understood from staff that would happen in a couple of years
- Believe 20 years – misleading
- Most totally opposed
- Concerns: business viability, traffic, two-story structure potential, safety, crime, privacy – no tower, trails will be destination, pressure to allow more
- Like: opportunity to create interesting place to gather – may be retail